
PROJECT NARRATIVE

Overview of Project

Paseo Village consists of approximately 9 acres of mixed use retail located near the intersection of Hayden Road and McCormick Ranch Parkway. The retail center is home to Walgreen's, My Little Gym, Lox Stock & Bagel, Farmer's Insurance, a tanning salon, cafe, and other well-designed retail uses. At one point, the shopping center housed Dale's Grocery totaling just over a 33,000 square feet. However, the grocery store has been vacant for almost two years and it has proven difficult to find another anchor tenant to fill that space. LA Health, a reputable health club, has expressed a significant desire to locate within this center. LA Health will utilize as much of the existing grocery as possible while making minor modifications to the rear and side to accommodate a slight increase in square footage to a little more than 38,800 square feet.

Request

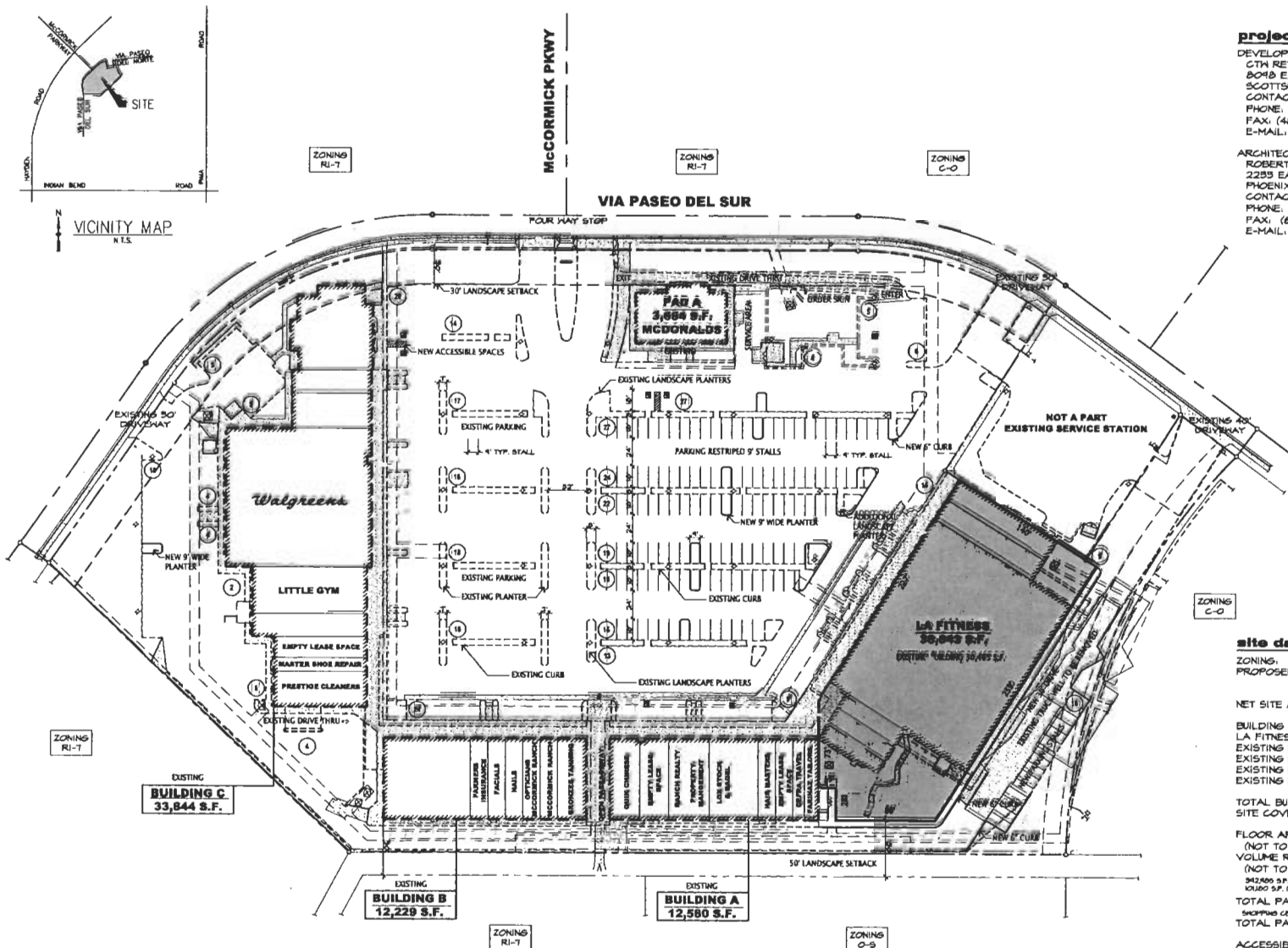
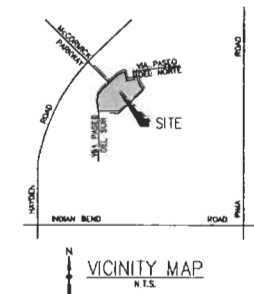
Paseo Village is located within the McCormick Ranch Planned Community District and is zoned PNC Planned Neighborhood Commercial. Within the PNC zoning designation, Health Studios are limited to 3,000 square feet of gross floor area. We are requesting an amendment to the PNC zoning to remove this limitation on square footage. This request only addresses Section 5.2403, Use Regulations, of the City of Scottsdale Zoning Code and is limited to amending the square footage restriction for a Health Studio. We are also requesting a Use Permit for the Health Studio under a separate application but in conjunction with the zoning application.

Justification

Because this is a viable retail center that is almost fully leased, it was not necessary to rezone the entire parcel to a higher intensity commercial zoning only to accommodate a restriction in square footage. By applying for the amendment to the PNC zoning, we eliminate the opportunity for uses that may seem less desirable to the surrounding neighborhoods that could be permitted under a higher intensity commercial zoning.

Architecture/Landscaping

In order to ensure the compatibility of the shopping center, we will be gently upgrading the center in the least disruptive manner to existing tenants and patrons of the center. Upgrades will include new paint, possible stone veneer accents, replace any dead or missing landscaping, and possible re-paving and re-stripping. All site lighting will remain the same, but may be painted to match the buildings.



SITE PLAN

project directory

DEVELOPER:
GTH RETAIL PARTNERS, LLC
808 B.E. VIA DE NEGOCIO SUITE 100
SCOTTSDALE, ARIZONA 85258
CONTACT: ELIZABETH GASTON
PHONE: (480) 947-8800
FAX: (480) 947-8830
E-MAIL: egaston@diversified-partners.com

ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2255 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: KEVIN D. KERFAN
PHONE: (602) 955-3400
FAX: (602) 955-0446
E-MAIL: kkerfan@rkaa.com

site data

ZONING: PNC PCD
PROPOSED USE: HEALTH CLUB / RETAIL CENTER

NET SITE AREA: 9.02 ACRES (392,985 S.F.)

BUILDING AREA: (GROSS AREA)
LA FITNESS: 30,945 S.F.
EXISTING BUILDING A: 12,580 S.F.
EXISTING BUILDING B: 12,229 S.F.
EXISTING BUILDING C: 33,844 S.F.
EXISTING PAD A: 3,684 S.F.

TOTAL BUILDING AREA: (GROSS AREA) 101,180 S.F.
SITE COVERAGE: 25.1 %

FLOOR AREA RATIO: 251
(NOT TO EXCEED 80)
VOLUME RATIO: 2,426,320 S.F.
(NOT TO EXCEED 3,112,656)

TOTAL PARKING REQUIRED: 405 SPACES
342,000 S.F. (NET LOT AREA) X 80' = 3,112,656 S.F.
10,180 S.F. (B.P.A.) X 24' (AVERAGE HEIGHT) = 2,426,320 S.F.
TOTAL PARKING PROVIDED: 411 SPACES
(411 / 1000)

ACCESSIBLE SPACES REQUIRED: 16 SPACES
(# OF REQUIRED SPACES DIV)
ACCESSIBLE SPACES PROVIDED: 16 SPACES
(6 ACCESSIBLE SPACES HAVE BEEN ADDED TO CENTER)



57-DR-2005
6/17/2005

LA FITNESS at:
MCCORMICK RANCH
MCCORMICK PKWY AND VIA PASEO DEL SUR
SCOTTSDALE, ARIZONA

design JAC
draw ROK
check RU

sheet
SP-1.0
of

job 04135.5

2003 East Thomas Road
Phoenix, AZ 85016-3474
Phone: (602) 955-3400
Fax: (602) 955-0446
www.rkaa.com

ROBERT KUBICEK
Architects And Associates, Inc.

DATE: 04-14-05
SITE PLAN



1 NORTH SIDE ELEVATION
SCALE: 3/32" = 1'-0"



2 WEST FRONT ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH SIDE ELEVATION
SCALE: 3/32" = 1'-0"



4 EAST REAR ELEVATION
SCALE: 3/32" = 1'-0"



KEY PLAN
N.T.S.



2020 East Thomas Road
Phoenix, AZ 85016-0478
(602) 965-5000 Phone
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www.ikr.com



6-00-05



McGraw-Hill
RANCH
McGraw-Hill
The McGraw-Hill Companies
SOUTHWEST, ARIZONA

Design JMT
Draw JMT
Check BAK
E1.0
2004/Project 6
04105

57-DR-2005
6/17/2005



1 WEST REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH SIDE ELEVATION
SCALE: 1/8" = 1'-0"



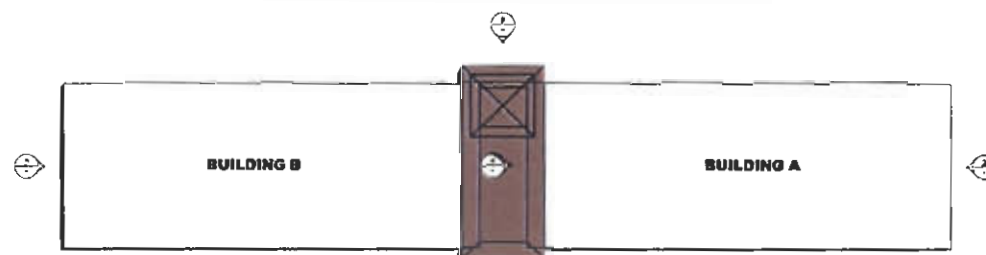
3 NORTH SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 BLDG. A SIDE VIEW & TOWER
SCALE: 1/8" = 1'-0"



5 EAST FRONT ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN
N.T.S.



1 WEST REAR ELEVATION
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2 NORTH SIDE ELEVATION
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KEY PLAN
N.T.S.

